

# Local Market Update – December 2025

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 34

34-Henrico

### Single Family

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	29	30	+ 3.4%	745	818	+ 9.8%
Pending Sales	28	41	+ 46.4%	639	712	+ 11.4%
Closed Sales	56	79	+ 41.1%	657	715	+ 8.8%
Days on Market Until Sale	23	31	+ 34.8%	17	21	+ 23.5%
Median Sales Price*	\$492,000	<b>\$469,950</b>	- 4.5%	\$525,000	<b>\$494,500</b>	- 5.8%
Average Sales Price*	\$566,774	<b>\$566,938</b>	+ 0.0%	\$598,322	<b>\$581,426</b>	- 2.8%
Percent of Original List Price Received*	99.3%	<b>97.9%</b>	- 1.4%	101.2%	<b>100.0%</b>	- 1.2%
Inventory of Homes for Sale	52	<b>45</b>	- 13.5%	—	—	—
Months Supply of Inventory	1.0	<b>0.8</b>	- 20.0%	—	—	—

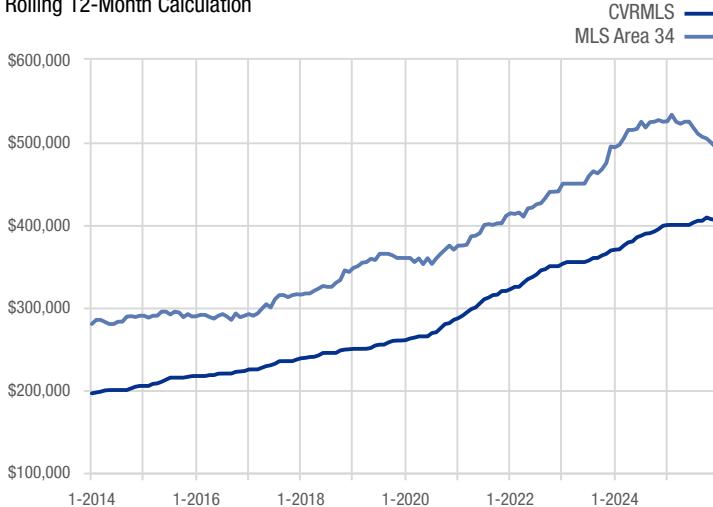
### Condo/Town

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	46	<b>36</b>	- 21.7%	559	<b>631</b>	+ 12.9%
Pending Sales	30	<b>27</b>	- 10.0%	446	<b>494</b>	+ 10.8%
Closed Sales	60	<b>53</b>	- 11.7%	452	<b>513</b>	+ 13.5%
Days on Market Until Sale	37	<b>41</b>	+ 10.8%	25	<b>32</b>	+ 28.0%
Median Sales Price*	\$382,333	<b>\$395,990</b>	+ 3.6%	\$408,860	<b>\$400,000</b>	- 2.2%
Average Sales Price*	\$385,694	<b>\$419,410</b>	+ 8.7%	\$406,550	<b>\$410,515</b>	+ 1.0%
Percent of Original List Price Received*	99.9%	<b>97.0%</b>	- 2.9%	100.6%	<b>99.1%</b>	- 1.5%
Inventory of Homes for Sale	76	<b>77</b>	+ 1.3%	—	—	—
Months Supply of Inventory	2.0	<b>1.9</b>	- 5.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

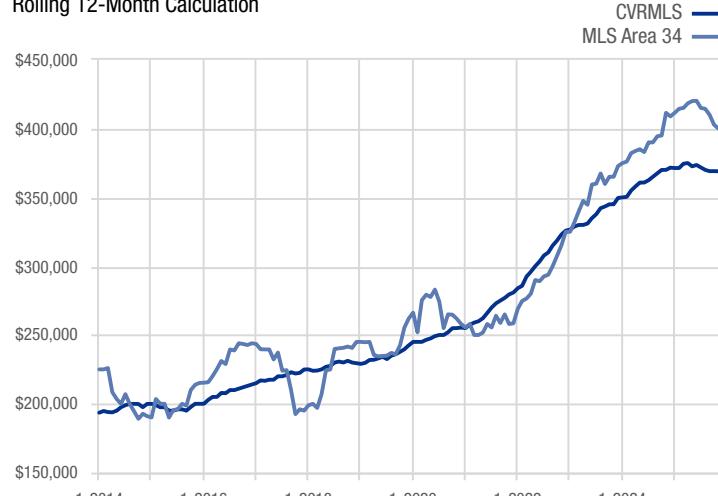
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.